### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 4 Kestrel Court, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$499,950

#### Median sale price

Median price	\$326,250	Pro	perty Type Hou	ise		Suburb	Sale
Period - From	01/10/2018	to	30/09/2019	So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Eremin Ct WURRUK 3850	\$615,000	30/10/2019
2	22 Inglis St SALE 3850	\$610,000	14/11/2018
3	9 Cashmere CI WURRUK 3850	\$510,000	15/08/2019

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

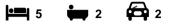
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4 Kestrel Court, Sale Vic 3850

# GRAHAM CHALMER

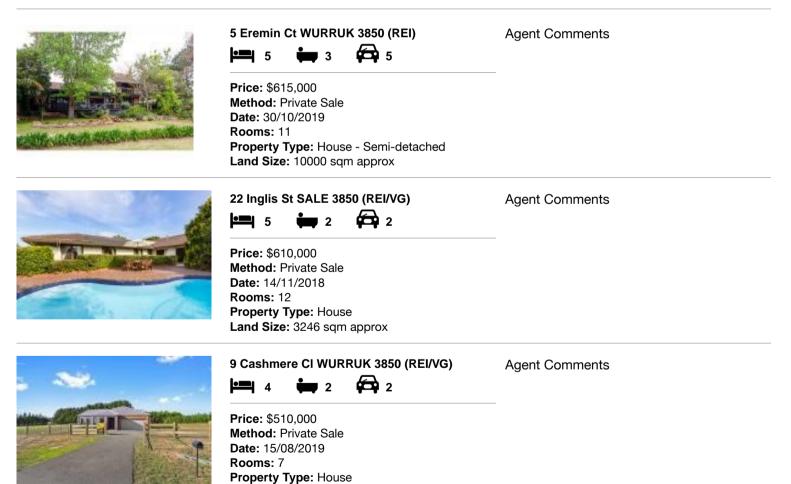




Property Type: House (Res) Land Size: 4025 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$499,950 Median House Price Year ending September 2019: \$326,250

## **Comparable Properties**



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



property data com.au

Land Size: 3989 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.